

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** County Final Plat #01036, Prairie Vista

**DATE:** December 26, 2001

**PROPOSAL:** A final plat consisting of six lots.

**WAIVER REQUEST:** Waivers of street trees, street lighting, landscape screens, and sidewalks were approved in the preliminary plat.

**LAND AREA:** 100.47 acres, more or less.

**CONCLUSION:** This plat conforms to the approved preliminary plat and subdivision requirements. Some adjustments are required to meet the codes.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The NE1/4 of Section 2, T10N, R8E, in the 6th P.M., Lancaster County, Nebraska; together with the vacated railroad right-of-way in the Northeast Quarter, with exceptions as attached.

**LOCATION:** South of N. 176th & Fletcher Avenue

**APPLICANT:** Lyle Loth, ESP  
601 Old Cheney Road, Suite A  
Lincoln, NE 68512  
(402) 421-2500

**OWNER:** Andrew and Tamera Ingwerson  
5601 North 176<sup>th</sup> Street  
Lincoln, NE 68527  
(402) 786-5999

**CONTACT:** Lyle Loth

**EXISTING ZONING:** AG Agricultural with a special permit for a Community Unit Plan, in the Lancaster County Jurisdiction.

**EXISTING LAND USE:** Agriculture and one house.

**SURROUNDING LAND USE AND ZONING:**

North: farming and one house, zoned AG Agriculture

South: farming and about eight acreages, zoned AG Agriculture

East: farming and one house, zoned AG Agriculture

West: farming, zoned AG Agriculture

**HISTORY:** The preliminary plat and Community Unit Plan for Prairie View were approved on September 18, 2001. This was changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update.

**UTILITIES:** There is no public sewer available. Cass County Rural Water District is proposed for water supply.

**TRAFFIC ANALYSIS:** This is served by Fletcher Ave. and N. 176<sup>th</sup> St. which are gravel county roads. Havelock Ave. to the south is dirt.

**PUBLIC SERVICE:** This is in the Waverly Fire District (fire station located five miles northwest), and the Waverly School District. This is served by the Lancaster County Sheriff's Department.

**AESTHETIC CONSIDERATIONS:** N/A

**ALTERNATIVE USES:** Continued farming.

**ANALYSIS:**

1. The Final Plat conforms to the approved preliminary plat except for noted revisions.
2. The County Engineer's letter of December 13th notes:
  - 1) Grace Lane has to be constructed to meet Lancaster County standards; if unpaved, rock and gravel per specifications.
  - 2) Temporary turnaround and 22' Type II barricades should be shown.
  - 3) The existing house access will have to be relocated to a location to meet the lot that it is platted on.
3. Revisions are required prior to scheduling to the County Board.

4. Water is proposed to be by Cass County Rural Water District #2. The water line is an improvement that must be in place prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat Mylar shall have the following changes made to it:
    - 1.1.1 Revise the spelling for the Union Bank lien holder consent.
    - 1.1.2 Revise the dedication to replace "City of Lincoln, a municipal corporation", with Lancaster County.
    - 1.1.3 Revise the street access language to read Lot 3, Block 2, not Lot 7.
    - 1.1.4 Number the page as one of two and two of two.
    - 1.1.5 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
  - 1.2 Water lines must be in place and approved by the Rural Water District.
  - 1.3 All improvements must be in place and approved by the County Engineer.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 2.1 To submit to the County Engineer an erosion control plan.
  - 2.2 To protect the remaining trees on the site during construction and development.
  - 2.3 To submit to lot buyers and home builders a copy of the soil analysis.
  - 2.4 To complete the private improvements shown on the preliminary plat.
  - 2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance.

The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

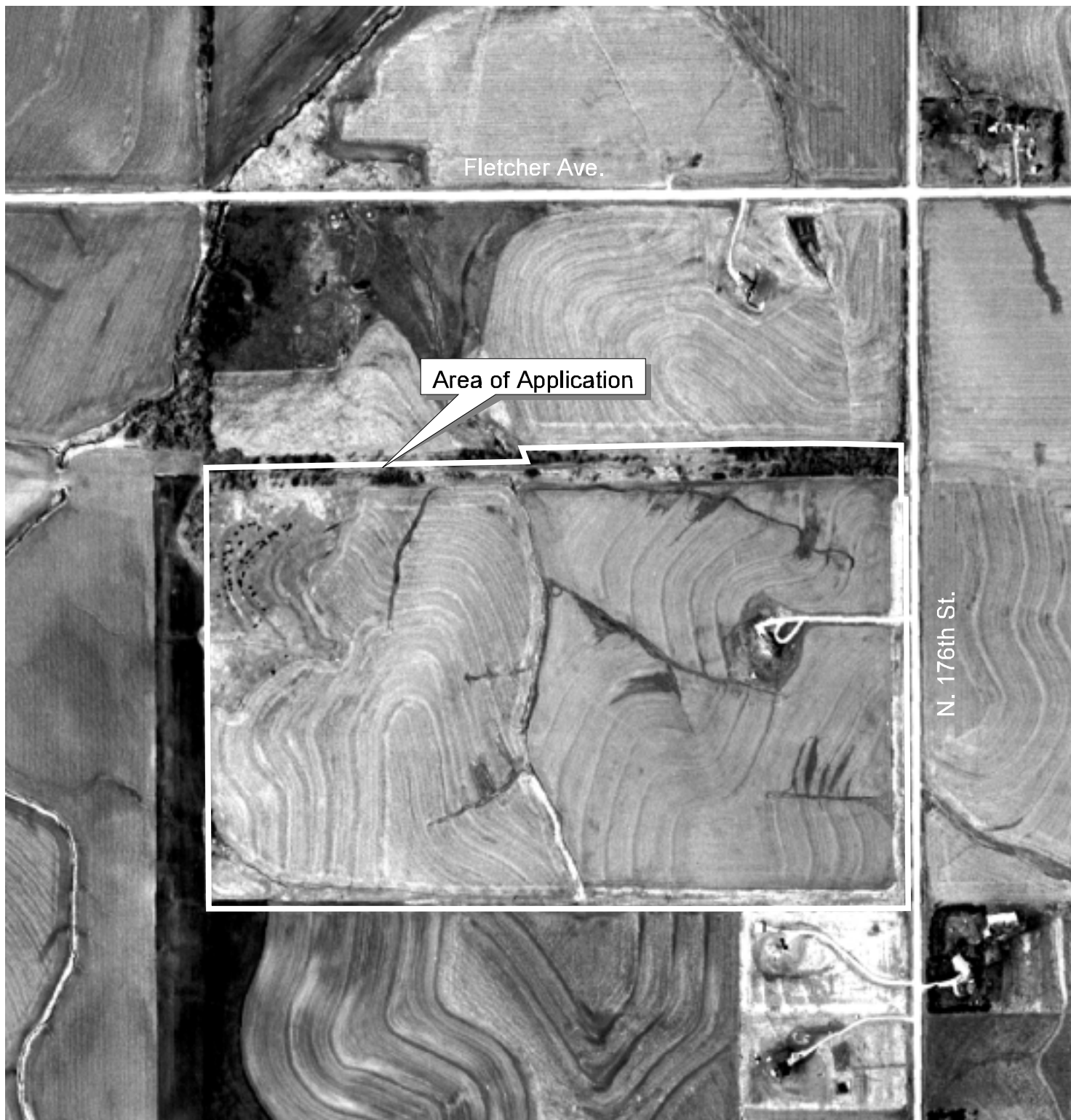
2.6 To relinquish the right of direct vehicular access to North 176<sup>th</sup> Street except for Grace Lane and a farm access to Lot 3, Block 2.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

2.8 To maintain County roads until the County Board specifically accepts the maintenance.

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Mike DeKalb, AICP  
Planner

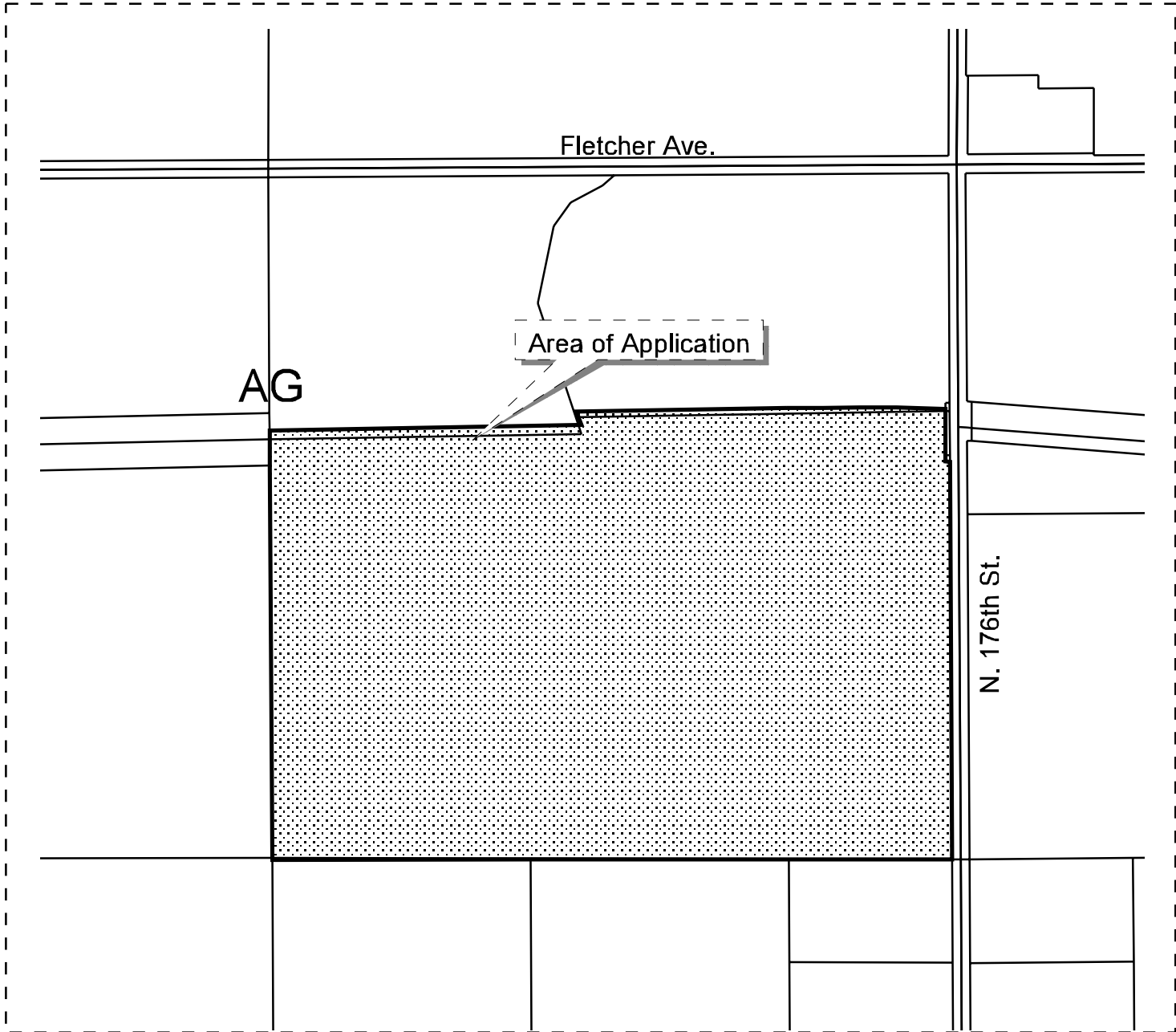


**County Final Plat #01036**  
**Prairie Vista**  
**176th & Fletcher Ave.**



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

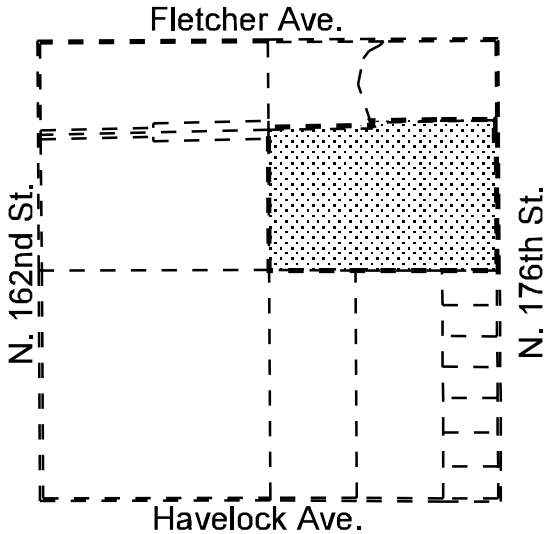
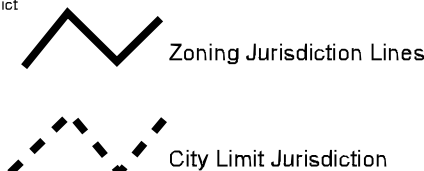


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**Prairie Vista**  
**176th & Fletcher Ave.**

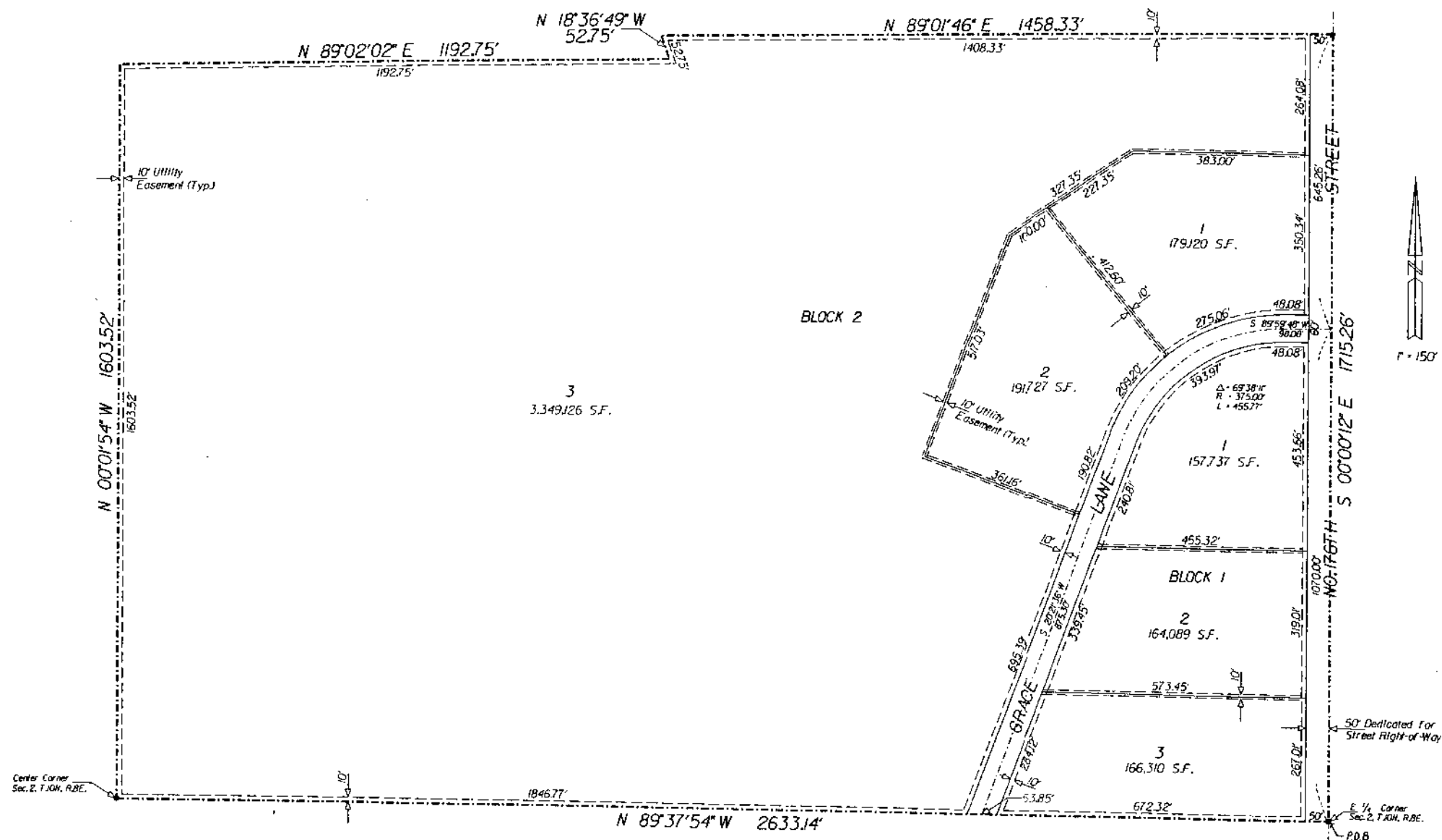
**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 2 T10N R8E



## DEC 5 2002



## LEGAL DESCRIPTION:

The Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6<sup>th</sup> P. M., Lancaster County, Nebraska; together with the vacated railroad right-of-way in the Northeast Quarter,

Except:

A tract of land 50.0 feet in width extending west from the east line of the Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, which encompasses the 200 feet right-of-way of the former Chicago Rock Island and Pacific Railroad, centerline of said railroad being located approximately 1,002.3 feet south of the northeast corner of the said Northeast Quarter,

And Except;

Beginning at a point along the West line of the Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, and 33 feet South of the Northwest corner of said Quarter; thence South 89 degrees 58 minutes 07 seconds East and parallel the North line of said section, a distance of 1,323.98 feet; thence South 48 degrees 26 minutes 17 seconds West, 60.50 feet; thence South 61 degrees 51 minutes 32 seconds West, 138.72 feet; thence South 36 degrees 30 minutes 17 seconds West, 112.76 feet; thence South 11 degrees 37 minutes 18 seconds West, 304.40 feet; thence South 18 degrees 38 minutes 28 minutes East, 514.40 feet; thence South 89 degrees 02 minutes 30 seconds West, 1,192.74 feet, to a point along the west line of said Quarter; thence North 00 degrees 00 minutes 34 seconds East, along said line, a distance of 1,002.44 feet, to the Point of Beginning.

And also excepting:

A part in the Northeast Quarter (NE1/4) of Section 2, Township 10 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska; EXCLUDING 33.0 feet along the North and East sides of said Quarter for County Road right-of-way, more particularly described as follows:

Beginning at a point 33.0 feet South of and 33.0 feet West of the Northeast corner of Section 2, Township 10 North, Range 8 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska; thence in a Southerly direction on a line 33.0 feet West of and parallel to the East line of the Northeast Quarter (NE1/4) of said Section 2 and on an assumed bearing of South 00 degrees 01 minutes 32 seconds West, a distance of 907.69 feet; thence South 89 degrees 02 minutes 30 minutes West, a distance of 1,425.33 feet; thence North 18 degrees 36 minutes 40 seconds West, a distance of 462.03 feet; thence North 11 degrees 39 minutes 17 seconds East, a distance of 304.27 feet; thence North 36 degrees 30 minutes 43 seconds East, a distance of 112.67 feet; thence North 61 degrees 46 minutes 13 seconds East, a distance of 138.56 feet; thence North 48 degrees 24 minutes 32 seconds East, a distance of 60.65 feet to a point 33.0 feet South of the North line of the Northeast Quarter (NE1/4) of said Section 2; thence South 89 degrees 58 minutes 05 seconds East on a line 33.0 feet South of and parallel to the North line of the Northeast Quarter (NE1/4) of said Section 2, a distance of 1,277.13 feet to the Point of Beginning



Lancaster

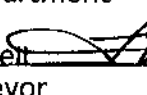
DON R. THOMAS - COUNTY ENGINEER

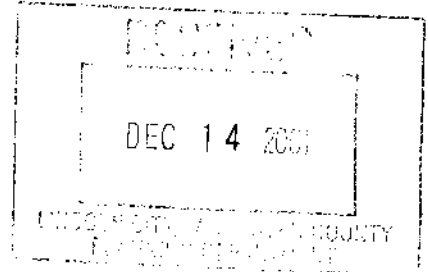
County

Engineering

Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

**DATE:** December 13, 2001  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** PRAIRIE VISTA FINAL PLAT



Upon review, this office would have the following comments:

- 1) Grace Lane has to be constructed to meet Lancaster County standards; If unpaved, rock and gravel per specifications.
- 2) Temporary turnaround and 22' Type II barricades should be shown.
- 3) The existing house access will have to be relocated to a location to meet the lot that it is platted in.

At this time, the necessary public improvements have not been completed.

LVW/cm  
SUBDIV.WK/Prairie Vista/Final Plat.Mem